

CITY OF BELMONT

P L A N N I N G C O M M I S S I O N

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE HAS BEEN PREPARED FOR:

1405 Solana Drive

Implementation of the proposed Charles Armstrong School (CAS) Campus Plan would increase the overall space available for instructional uses on the 4.91-acre project site. This plan would be implemented in three phases, subject to the school's needs and funding availability. Phase 1, addition of nine parking spaces for a total of 70 spaces and landscape screening at upper parking lot, received City approval and was implemented in September 2003. Phases 2 and 3 are the subject of this environmental review.

The proposed conceptual development plan for Phases 2 and 3 includes an addition of 15,600 square feet, described as follows:

Phase 2: Development of a one-story Activity Center containing 14,700 square feet of sports activity area (gymnasium), classrooms, storage, and kitchen space. Construction of an associated outdoor use area including a covered patio, playground area with equipment, and retaining wall near the eastern end of the Activity Center. Phase 3: Addition of a 900 square foot lobby on the north side of the existing Multipurpose Building and renovation of the Multipurpose Building. Site Improvements: Driveway and landscape improvements. With the proposed additions, the school would increase from 29,540 square feet to 45,140 square feet, representing a 53 percent increase in building space.

The General Plan designates the site as "In - Institution" and the site is zoned "PD – Planned Development". Floor plan additions/ site plan modifications are permitted for this Planned Development, as recommended by the Planning Commission, via an amended Conceptual Development Plan as regulated by Section 16(Amendments) of the Belmont Zoning Ordinance. Second, the establishment of the revised Planned Development and the new Conceptual Development Plan must be approved by the City Council. Third, approvals of a Detailed Development Plan, Conditional Use Permit, Design Review, Tree Removal and Grading Plan will be required from the Planning Commission.

Review of the Planned Development Amendment and the Conceptual Development Plan by the Belmont Planning Commission are tentatively scheduled for July of 2004.

(Appl. No. 2003-0099)

APN: 045-122-190; Zoned: (PD) Planned Development

CEQA Status: Mitigated Negative Declaration

Applicant/Owner: Charles Armstrong School

The public review period begins on May 8, 2004 and ends on May 28, 2004. The Mitigated Negative Declaration and information on this application may be obtained from the City of Belmont Planning Division, 1070 Sixth Avenue, Suite 309, Belmont, CA 94002, (650) 595-7416. Comments on the Mitigated Negative Declaration may be submitted during a 20-day review period beginning on May 8, 2003.

May 5, 2004 _____

Craig A. Ewing, AICP, Planning Commission Secretary